

September 9, 2019

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RE: 2208 Desiree
Ruston, la

Dear :Twin Creeks Realty



At your request, a visual inspection of the above referenced property was conducted on September 9, 2019 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions..

GROUNDS

Grading: Site:

Washing noted front left corner.

EXTERIOR

Exterior Walls:

Materials & Condition:

Bottom edge damaged in multiple areas appears to be weed eater damage.

Flashing & Trim:

Unpainted wood trim, front right corner of house.

Exterior Doors:

Main Entry Door:

Metal, Deterioration noted at bottom of frame and windows.

ROOF SYSTEM

Roof: Roof Covering Condition:

Section of slipping shingles noted rear middle of roof. Recommend further evaluation by a licensed competent roofing contractor.

HEATING - AIR CONDITIONING

Ductwork / Distribution:

Bedroom #2: Front

a/c vent loose at ceiling.

BATHROOMS

Tub/Shower Fixtures:

Hall Bath:

There is a gap between the wall and the faucet. Shower head, needs replacement.

Tub/Shower And Walls:

Master Bath:

Damaged drywall under shower head appears to be from shower splash.

INTERIOR ROOMS

Doors:

Master Bath:

Hinges loose from wall.

Laundry:

Latches at top of door missing.

Windows:

Bedroom #2: Front

Damaged interior trim.

Walls:

Laundry:

Hole in wall. Base boards worn.

Ceilings:

Kitchen Interior:

Stain on ceiling, it was not determined if it is an active leak. Appears to correlate with plumbing vent flashings.

Floors:

Bedroom #2: Front

Stains in carpet.

LAUNDRY AREA

Laundry:

Dryer Vent:

A dryer vent is provided, Vent hose for dryer not connected to vent.

GARAGE

Garage Walls: Type & Condition:

Small sections of drywall damaged, appears to be from bumpers.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely, Robert Smith LHI#10796 InspectionSmith